

## **In Law Dwelling**

In Law Dwelling Unit – Purpose and Intent:

To provide a non-rental housing alternative for immediate family members or care givers.

Requirements:

1. Must be within or have a common wall with the single-family dwelling unit and not be separated by a hall or foyer.
2. For the purpose of this by law the definition for a common wall is a wall or floor that is connected, usable and heated on both sides of the existing dwelling.
3. Maximum of one in-law dwelling unit per property.
4. The exterior appearance and entrances of the dwelling unit must be consistent with the single-family residence.
5. Must be entered through main dwelling unit and may not have an exit directly to outside, unless otherwise permitted by the Special Permit Granting Authority.
6. Where municipal sewer service is not provided the in law dwelling shall be considered a one and one half (1 1/2) bedrooms for the purpose of septic design as determined by the Board of Health.
7. Only one bedroom is permitted in an in law dwelling unit.
8. Unit may not exceed 20% of existing living space or 700 sq. ft. of living space, whichever is greater.
9. Separate metered utilities are prohibited.
10. All restrictions and conditions must be recorded at the registry of deeds in accordance with the Special Permit requirements and shall include the subordination agreement by any bank or leaseholder, if applicable.
11. The primary dwelling must be the principle residence of the property owner of record.
12. Upon sale or transfer of the property, Special Permit conditions notwithstanding, the dwelling must be returned to its former residential use, unless transferee applies to the Special Permit Granting Authority to renew the Special Permit for the new transferee, subject to the terms and conditions of this by law.
13. In the event that the in law dwelling unit is advertised or used as a rental unit, the special Permit Granting authority or the Zoning Enforcement Officer shall notify the permit holder of its intention to revoke the permit, forthwith.
14. The applicant shall provide seven (7) sets of complete building plans and plot plans with the application to the Special Permit Granting Authority.
15. The Zoning Board of Appeals shall be allowed to issue a Special Permit for an already existing in law dwelling unit in order to bring the unit into compliance with this section.

NOTE The Building Inspector prior to filing with PLANNING BOARD must review all applications.